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AZ CORP COMMISSION  
DOCKET CONTROL

June 7, 2011

The Arizona Corporation Commission  
Utilities Division – Docket Control  
1200 W. Washington Street  
Phoenix, AZ 85007

Arizona Corporation Commission  
DOCKETED

JUN 13 2011

DOCKETED BY  
OKES

Docket No. W-01303A-11-0101

To Whom It May Concern,

Please find enclosed, Board of Directors Minutes with Motion for Board President,  
Robert Rials to intervene.

Thank you,

*Robert Rials*

Robert Rials,  
Board President – Corte Bella Country Club Association, Inc.  
22155 North Mission Drive  
Sun City West, AZ 85375  
623-328-5068

Enclosed: 14 copies



**CORTE BELLA**  
**COUNTRY CLUB ASSOCIATION INC.**

June 3, 2011

Arizona Corporation Commission  
Docket Control  
1200 W Washington St.  
Phoenix, AZ 85007

RE: MOTION TO INTERVENE in the Application of Arizona-American Water Company for a waiver under A.A.C. R14-2-806 or in the alternative, notice of intent to reorganize under A.A.C. R14-2-803.

DOCKET NO. W-01303A-11-0101

My name, address and telephone number are listed below.

I wish to intervene in the application for the acquisition of Arizona-American Water Company by EPCOR. I represent the Corte Bella Country Club Association residential customers of the Utility and therefore have an interest in the ramifications of the sale of the water utility on future cost structure and planning processes.

I hereby certify that a copy of this Notice of Intervention has been mailed to the Arizona Corporation Commission (13) and parties of record. Reference attachment "A".

Sincerely,

Robert Rials  
President – Corte Bella Country Club Association, Inc.  
22155 North Mission Drive  
Sun City West, AZ 85375  
Telephone (623) 328-5068

**CORTE BELLA COUNTRY CLUB ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**The Social Hall**  
**MAY 24, 2011**

**OPEN BOARD MEETING MINUTES**

Meeting called to order at 10:10 AM with the following Board Members present:

Bob Rials	Bob Aiken
Regina Saborsky	Vince Petrella
Walt Kearns	Bob Rosenberg
Sheryl Johnson – Community Manager	

Absent: Ray Valle (Proxy to R Rosenberg)

**Meeting Minutes:**

**Moved by R Rials – seconded by R Saborsky - to approve Minutes from April 22, 2011. Passed unanimously with one change on Visitor Management Motion and Second.**

**Financial Report:**

**Moved by W Kearns – seconded by R Rials - to accept the Treasurer's Report as read. Passed unanimously. To be posted on website for review.**

**Management Report:**

**Administrative Update: Rossmar Connect reports**

- One hundred seventeen (117) calls were received and answered in the last month
- Twenty three (23) work orders were processed in the last month
- Thirteen (13) new homeowners in the community this month
- Eighty two (82) letters sent in the month of April

- Forty two (42) of architectural requests received
- Fifty 54 (54) violations sent out this month.

### **Maintenance Updates and Vendor Services reports:**

- **Facilities staff-**
  - **Seventy five (75) set ups and tear downs for the Social Hall in March.**
  - Services the pool everyday.
  - Pool furniture and tables are cleaned off once a week.
  - Filters are changed the first of each month.
  - Misting system is cleaned the first Monday of every month.
  - The patio area around the restaurant and social hall is power washed on Mondays.
  - The tennis courts are power washed the second and fourth week each month.
  - All exterior and interior windows throughout the facility are cleaned the first week of the month.
  - Filters are changed in every building each month.
  - Buildings are swept for spider webs weekly.
  - Outdoor furniture is straightened daily.
- **Gothic Grounds Management-** Service provided Monday-Friday
  - The spraying of the Cypress trees for spider mites and deep root fertilization was completed.
  - The Summer flowers were installed.
  - The landscape clean up from the winter frost damage has been completed throughout the community.
- **Amera Pest Control-** The second Monday and third Thursday of each month
  - Bee removal is still a weekly task with notification to owners of properties with Bee activity noted to the HOA staff.
- **Deer Valley Mechanical-** Quarterly inspections of AC/Heating units, vent hoods are cleaned every 6 months and additional repairs as needed
  - Deer Valley moved the thermostat for the Fitness Center offices from the Fitness Room into an interior office wall. This change provides proper ventilation for the three offices, which were not receiving air flow due to the cooler temperature in the Fitness Center.
- **Drain Guys-** Plumbing repairs as needed

- **Just in Time-** Inspections for coolers are done every other month
- **Arrowhead Commercial Equipment-** Repairs motors in the kitchen as needed
- **Signature Gate and Welding Systems-** Monthly inspections of both gates
  - Repaired control board on east gate.
  - Replaced main control board, transformer and installed isolation transformer to scrub noise on inlet power line.
  - East exit gate arm was stuck up due to a conductor short in operator. Replaced control board, main bus, motor capacitor and re-secured conductors and terminal connections. The arm was removed, reinstalled and tested in working condition.
- **Big Green Zero-** Energy Management System has been completed. A request for acceptance has been made by BGZ, but there are outstanding issues that will need to be resolved before the job is fully completed.
- **Jasper's Clear Pool Wholesale and Service-** Pool equipment and service
- **Red Mountain Lighting-** Electrical supplies and service
- **Emerson Boiler-**

## **OLD BUSINESS**

**Item A:** The final walk through on the Facility painting project was completed and the final check was released to Plowman Construction.

**Item B:** The Kool Deck resurface project began on May 14th with the removal of the deck coating. Currently the pool has been drained for surface inspection. The pebble tec finish in the pool is in excellent condition. There will be an adjustment to an interior light near the shallow end, acid wash of the pebble tec to remove the blue discoloring from the heater use, bringing it back to a bright white finish, rerouting and cleaning the tile, and replacement of all deck and railing covers.

**Item C:** The resurface project of the tennis/pickle ball courts was completed and are scheduled for opening on May 24th.

**Item D:** Pool/Facility Cushions and Table Tops- Deposits have been submitted and the product should be delivered prior to the opening of the pool on June 13th.

## **NEW BUSINESS**

**Item A:** Dance Floor- At the May Board Workshop a presentation was made by Mity-Lite for a 16'x24' birch laminate magnetic dance floor. The cost for the 4'x4' panels, the metal edging and a cart for storage is \$11,604.00 including tax and shipping. The purchase of a new dance floor will be paid from the reserve account Asset ID 1105. This account will need to be separated in the 2011 Reserve Study update.

**Item B:** Palm Tree Trimming- Gothic Grounds provided a bid for trimming and skinning 471 trees at the same rate as in 2010, \$16,485.00. This is a budgeted item and is paid from the landscape budget of L5240 which has \$30,000 set aside for tree trimming. The other common trees will be trimmed in late fall.

**Item C:** Securitas- Has submitted a contract revision for increased cost for Arizona State Unemployment Insurance Fund and increased vehicle insurance for roving patrol. The increase would add an additional \$771.60 to the contract service budget under gates G5121. Total budgeted for service is \$170,000 with a current surplus of \$948 for line item G5121. The guardhouse budget is over \$7,265 year to date due to purchases that were not budgeted for 2011.

**Item D:** Phoenix IT Solutions- Replacement of the balance of original 5 computers budgeted for 2011 will be \$5,103.70, which includes HPCompaq 6000 Pro, 22" monitors and a Office 2010 package. Installation will be separate and based on an hourly rate.

End Management Report

### **Old Business:**

**Moved by R Saborsky – seconded by W Kearns to accept New Design Guidelines. Passed unanimously.**

**Moved by R Saborsky – seconded by V Petrella – to accept new Plant List with the addition of the Pineapple Palm. Passed unanimously.**

R Rials called for a Board Workshop on June 27, 2011 at 9:00 AM to discuss all Committees Charters and Responsibilities.

**Moved by V Petrella – seconded by R Aiken – to require all Committee Chairs and Co-Chairs to attend the June 27, 2011 Workshop. Passed unanimously.**

The BOD concurred with the selection on the new ARC Chair (Phyllis Blackburn) and Co-Chair (Don Unsworth).

The BOD concurred with the selection of Tom Mauger, Fred Wagner, Lewis Zimmerman and Dan Williams to the Preventative Maintenance Committee.

R Rials discussed the new Storage Facility. Agreement has been signed to authorize additional planning.

**Moved by R Rosenberg – seconded by R Saborsky – to move Board Meetings as follows:**

**Executive Session - October 24, 2011 @ 9:00 AM**

**Budget Workshop – October 24, 2011 @ 6:00 PM**

**Board Meeting – October 26, 2011 @ 6:00 PM**

**Passed unanimously.**

#### **NEW BUSINESS:**

**Moved by R Aiken – seconded by R Saborsky - to approve \$17,485 for trimming palm trees. Passed unanimously.**

**Moved by W Kearns – seconded by R Aiken – to approve rate increase for Securitas subject to contract review. Passed unanimously.**

**Moved by R Rosenberg – seconded by W Kearns – to approve \$5,103.70 for computer upgrade. Passed unanimously.**

**Moved by R Saborsky – seconded by R Aiken – to approve \$11,604 for new portable dance floor. Passed unanimously.**

**Moved by V Petrella – seconded by R Rosenberg – to approve Dusty Roads color on new pool deck with Smokey Ridge trim. Passed unanimously.**

**Moved by R Rosenberg – seconded by W Kearns - to revoke old Investment Policy. Passed unanimously.**

**Moved by R Saborsky – seconded by R Rosenberg – to approve new Investment Policy and Procedure. Passed unanimously. New Policy to be posted.**

**Moved by R Aiken– seconded by W Kearns– to approve new Board Packet Requirements. Passed unanimously.**

**Moved by V Petrella-seconded by B Aiken- to authorized Bob Rials to formally intervene on behalf of the Corte Bella HOA in the application of Arizona-American Water Company for a waiver under A.A.C. R14-2-806 or in the alternative, notice of intent to reorganize under A.A.C. R14-2-803.**  
**Passed unanimously.**

**Resident Q & A Section:**

There were no unanswered resident questions.

**Moved by R Saborsky - seconded by R Rosenberg – to adjourn at 11:42am.**  
**Passed unanimously.**

**Raymond Valle**

**June 2, 2011**